

CITY COUNCIL, CITY OF LODI
COUNCIL CHAMBER, CITY HALL
OCTOBER 7, 1959

This regular meeting of the City Council of the City of Lodi held beginning at 8:00 p.m. of Wednesday, October 7, 1959; Councilmen Culbertson, Katzakian, Mitchell, Robinson and Brown (Mayor) present; none absent. City Manager Graves, Administrative Assistant Brown and Planning Director Rodgers present; City Attorney Mullen absent.

MINUTES Minutes of September 16, 1959 were approved as written and mailed on motion of Councilman Katzakian, Culbertson second, after correcting the paragraph entitled "OASI for Police and Firemen" by changing the word "average" to "maximum" in the seventh sentence.

PUBLIC HEARINGS

LAKE PARK
MASTER PLAN
APPROVED

Mayor Brown called for public hearing on the proposal to adopt a Master Plan for Lodi Lake Park as recommended by the Recreation Commission. Mr. Roland Reich, 17 West Vine Street, and Mr. Nicholas Dellan, 824 Bel Air Court, raised questions concerning the use of the Lake by the Lodi Boat and Ski Club. Recreation and Parks Director DeBenedetti informed them that boating activities on the Lake had increased over two-thirds in the past five years and that more powerful boats were being used. He stated that within two or three years boats would have to be eliminated from the Lake area and that the "Gatzert Plan" to create a lake area for boaters seemed to be the most feasible plan to date. Development of such a plan would fall within the jurisdiction of the Woodbridge Irrigation District and the County, but the Council would like to see some such plan developed for the boaters and would lend its moral support. Mr. DeBenedetti then gave a resume of the proposed Lake Park Master Plan. No protests, written or oral, were received. On motion of Councilman Culbertson, Katzakian second, the Council unanimously adopted the Master Plan for Lodi Lake Park as presented.

PLANNING COMMISSION

REZONING SW
COR. HUTCHINS
AND LOCKEFORD
STS.

The Planning Commission recommended that the property at the southwest corner of West Lockeford Street and North Hutchins Street be rezoned from the R-4 Multiple Family Residential zone to the C-1 Neighborhood Commercial zone. On motion of Councilman Robinson, Katzakian second, the matter was set for public hearing on November 4, 1959.

PC ACTIONS
REPORTED

The following actions of the Planning Commission were reported:

1. Approved a use permit for Mr. Daniel Miller to operate a State-certified family plan home for four aged persons at 1209 South Washington Street in the R-3 Limited Multiple Family Residential District.
2. Approved a use permit for Mr. T.O. Archer to operate a beauty shop at 400 South School Street in the R-4 Multiple Family Residential zone.

3. Denied the request of Mr. Ed Werner for a change of zone from R-1 One Family Residential zone to the R-4 Multiple Family Residential zone for his property at 549 and 600 York Street. Also denied his request for a variance to expand his non-conforming use and change the use into a 50-bed convalescent home.

4. Approved the tentative map of Century Manor No. 4.

5. Approved a use permit for Mrs. Verna Zimmerman to operate a beauty shop at 800 South Hutchins Street in the R-3 Limited Multiple Family Residential Zone.

6. Denied the request of Mr. M.O. Ray, Jr., for a change of zoning from the R-2 One Family Residential zone for lots 20, 21, 40 and 41, Son-Ray Manor.

FINAL MAP
CHERRYWOOD PARK

The final map of Cherrywood Park was approved on motion of Councilman Mitchell, Katzakian second.

FINAL MAP
SHARON MANOR #2

The final map of Sharon Manor No. 2 was approved on motion of Councilman Katzakian, Culbertson second.

COMMUNICATIONS

APPEAL RE
MILLER
FAMILY PLAN
HOME

Petition from property owners in the area of the Daniel Miller property at 1209 South Washington Street protesting the issuance of a use permit by the Planning Commission to Mr. Miller for a State family plan home. Since the petition was not filed with the City within the five-day period required by the Zoning Ordinance, the Council regrettably rejected the petition on motion of Councilman Katzakian, Mitchell second, and instructed that the appellants be notified of the reason for the Council's action.

PT&T CLAIM

Claim for Damages from The Pacific Telephone and Telegraph Company in the amount of \$150 for damages to an underground cable. On motion of Councilman Katzakian, Mitchell second, the claim was rejected and referred to the City's Agent of Record, with Councilman Robinson voting no.

THANKS

Letter from A.M. Tullis, 245 North Loma Drive, thanking the Council for the paving on Loma Drive.

SJ PLANNING ASSO.
MEETING

Invitation to the San Joaquin Planning Association meeting to be held in Lodi on October 30.

ABC LICENSE

Notice of application for Alcoholic Beverage License, On Sale Beer, Leland L. Hildenbrand, "Hideaway", 7 South Sacramento Street.

REPORTS OF THE CITY MANAGER

CLAIMS

Claims totaling \$124,130.56 were approved on motion of Councilman Culbertson, Katzakian second.

GENERAL MILLS
GREASE TRAP

City Manager Graves presented plans for a grease trap to be installed by General Mills to prevent grease and flour from entering the sanitary line on Mills Avenue. The Engineering Department recommends that this trap be installed in the right of way area immediately adjacent to the curb on Mills Avenue. A letter of agreement for such an installation has been prepared by the City Attorney. The City Manager recommended that the installation be permitted. On motion of Councilman Robinson, Katzakian second, the installation of a grease trap by General Mills in the Mills Avenue right of way was approved providing the terms are accepted by General Mills.

CAPELL MANOR
EASEMENT
ABANDONED

The City Manager stated that an easement on the east 92 feet of the north five feet of Lot 19 in Capell Manor is not now occupied by the City and the City has no present or prospective need for this easement; he therefore recommends that the easement be abandoned. On motion of Councilman Katzakian, Mitchell second, the above mentioned easement was ordered abandoned.

AWARD
TRACTOR MOWER
RES. NO. 2271
ADOPTED

A bid from H.V. Carter Company for a tractor mower in the sum of \$5,842.95 plus sales tax was presented. Mr. Graves stated that an identical bid had been received from Mr. Chester Aldridge after the time set for the opening of bids. No other bids were received. The City Council regretted the necessity of ruling out the bid of Mr. Aldridge, but had no alternative, and on motion of Councilman Mitchell, Katzakian second, adopted Resolution No. 2271 awarding the contract for the tractor mower to H.V. Carter Company.

1958-59 AUDIT

Mr. Graves reported that no bids had been received on the annual audit since the rules of professional conduct for California certified public accountants prohibits the submission of competitive bids. He stated, however, that several firms had evinced interest in the audit, mentioning Frank Linder and Wayne W. Rostomily of Lodi and McCandless and Soderbery of Stockton. After discussing qualifications of various firms, on motion of Councilman Culbertson, Robinson second, the Council ordered that the services of McCandless and Soderbery be obtained to conduct the 1958-59 audit.

SALARIES
NON-CLASSI-
FIED PERSONNEL

The City Manager recommended that salaries of department heads be increased as follows:

Director of Public Works	\$900
Finance Director	760
Chief of Police	735
Fire Chief	735
Supt. of Recreation and Parks	735
Supt. of Utilities	825

He also recommended that the following salary ranges be adopted:

Planning Director	\$550 - 720
Adm. Assistant	\$425 - 580

Councilman Culbertson stated that he felt the Chief of Police should receive an increase to \$750 and other members of the Council concurred. On motion

of Councilman Robinson, Katzakian second, the Council approved the recommendations of the City Manager with the exception of the salary of the Chief of Police which was raised to \$750.

On motion of Councilman Katzakian, Culbertson second, the salary of the City Clerk was increased to \$60 a month.

CROSSWALK
LODI AVENUE

RES. NO. 2272
ADOPTED

The City Manager presented a recommendation from the Engineering Department that a school crosswalk be installed on Lodi Avenue at Kensington Way. On motion of Councilman Culbertson, Mitchell second, the Council adopted Resolution No. 2272 establishing said crosswalk.

ORDINANCES

REZONING ON
TURNER ROAD
TO R-3

ORD. NO. 659
ADOPTED

ORDINANCE NO. 659, entitled "AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING THE PROPERTY AT 331 WEST TURNER ROAD TO BE IN THE R-3 LIMITED MULTIPLE FAMILY RESIDENCE DISTRICT", having been introduced at the regular meeting of September 16, 1959, was brought up for passage on motion of Councilman Mitchell, Culbertson second. Second reading was omitted after reading by title, and was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - CULBERTSON, KATZAKIAN,
MITCHELL, ROBINSON
and BROWN

NOES: Councilmen - None

ABSENT: Councilmen - None

ALLOWS REST
HOMES IN R-3
DISTRICT

ORD. NO. 660
ADOPTED

ORDINANCE NO. 660, entitled "AN ORDINANCE AMENDING PARAGRAPH 4 OF SECTION 7.1 OF ORDINANCE NO. 469 OF THE CITY OF LODI TO ALLOW REST HOMES AND CONVALESCENT HOMES IN THE R-3 LIMITED MULTIPLE FAMILY RESIDENTIAL DISTRICT", having been introduced at the regular meeting of September 16, 1959, was brought up for passage on motion of Councilman Mitchell, Culbertson second. Second reading was omitted after reading by title, and was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - CULBERTSON, KATZAKIAN,
MITCHELL, ROBINSON
and BROWN

NOES: Councilmen - None

ABSENT: Councilmen - None

CAPITAL OUTLAY
PROGRAM

The City Council then proceeded with further study of the Capital Outlay Program, discussing the three plans for financing the program which had been submitted by the City Manager. One plan was on a "pay-as-you-go" basis; one, a combination of "pay-as-you-go" and bond issue financing; and the third, a combination

of "pay-as-you-go", bond issue financing and increase of revenues. A further step in the planning of the Capital Outlay Program will be to study each project and determine its priority.

ROBINSON ON
WATER COM-
MITTEE

Mayor Brown appointed Councilman Robinson to serve on the Water Committee being organized by the Lodi District Chamber of Commerce.

At 10:50 p.m. on motion of Councilman Robinson, Culbertson second, the Council adjourned.

ATTEST:

Beatrice Garibaldi
BEATRICE GARIBALDI
City Clerk